

089.A

Map

0005

Block

0005.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 400,700 /

USE VALUE: 400,700 /

ASSESSed: 400,700 /

Total Card /

Total Parcel

400,700

400,700

400,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		PINE ST, ARLINGTON

OWNERSHIP

Owner 1:	PAGE EUGENE P & REBA
Owner 2:	
Owner 3:	
Street 1:	155 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	BOTHA PETRA -
Owner 2:	-
Street 1:	18 PINE ST #18
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Vinyl Exterior and 959 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7241																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	400,700			400,700
Total Card	0.000	400,700			400,700
Total Parcel	0.000	400,700			400,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	417.83	/Parcel:	417.83

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	400,700	0	.		400,700		Year end	12/23/2021
2021	102	FV	389,300	0	.		389,300		Year End Roll	12/10/2020
2020	102	FV	383,600	0	.		383,600	383,600	Year End Roll	12/18/2019
2019	102	FV	396,100	0	.		396,100	396,100	Year End Roll	1/3/2019
2018	102	FV	350,700	0	.		350,700	350,700	Year End Roll	12/20/2017
2017	102	FV	320,000	0	.		320,000	320,000	Year End Roll	1/3/2017
2016	102	FV	320,000	0	.		320,000	320,000	Year End	1/4/2016
2015	102	FV	296,000	0	.		296,000	296,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOTHA PETRA,	61591-101		4/11/2013		330,000	No	No		
HEWITT ASSOC	47626-262		6/14/2006		340,000	No	No		
HEWITT ASSOCIAT	47626-262		6/12/2006		340,000	No	No		
ST PIERRE TAMMY	44207-489		12/1/2004		325,000	No	No		
DOHERTY KAREN	33404-373		8/6/2001		269,000	No	No	4	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOTHA PETRA,	61591-101		4/11/2013		330,000	No	No		
HEWITT ASSOC	47626-262		6/14/2006		340,000	No	No		
HEWITT ASSOCIAT	47626-262		6/12/2006		340,000	No	No		
ST PIERRE TAMMY	44207-489		12/1/2004		325,000	No	No		
DOHERTY KAREN	33404-373		8/6/2001		269,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2008	872	Manual	8,500					change fl joints/r

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Measured	DGM	D Mann
2/15/2002	Inspected	PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	19:20:42

LAST REV

Date	Time
08/21/18	08:12:27
danam	
14606	

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Type:	99	- Condo Conv	
Sty Ht:	2T	- 2 & 3/4 Sty	
(Liv) Units:	1	Total:	1
Foundation:	2	- Conc. Block	
Frame:	1	- Wood	
Prime Wall:	4	- Vinyl	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	GRAY		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1926	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G10	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

**RESIDENTIAL GRID**

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 5			BRs: 2			Baths: 1			HB		

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	33.000000000
Name:	

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
<b>Totals</b>			
1	5	2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	<b>Total:</b>	<b>18.6%</b>

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	403.516
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	492219
Depreciation:	91553
Depreciated Total:	400666

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	443.87	
Special Features:	0	Val/Su Net:	417.83	
Final Total:	400700	Val/Su SzAd	417.83	

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	959	403.520	386,977
Net Sketched Area:		959	Total:	386,977
Size Ad	959 Gross Area	959	FinArea	959

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
72						
72						
59						

**MOBILE HOME** Make:  Model:  Serial #  Year:  Color:

### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 089.A-0005-0005.0

[illegible]

More: N      Total Yard Items:      Total Special Features:      Total:

## IMAGE

**AssessPro** Patriot Properties, Inc

